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Illinois Residential Real Property Transfer on Death Instrument (755 ILCS 27/1, et seq)



Doc# 1703144046 Fee \$42.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 01/31/2017 12:54 PM PG: 1 OF 3

This transfer of death instrument applies to the transfer of the residential real estate described below and shall be effective upon the death of the owner of said real estate (755 ILCS 27/10).

Pursuant to 755 ILCS 27/20, ROSA JANOWIAK, the surviving joint tenant and owner hereby transfers by this transfer on death instrument to NATALIE LITTLEFIELD, born in 1967; FRANCINE JANOWIAK, born in 1968; DANIEL R. JANOWIAK, JR., born in 1970; and JEFFREY J. JANOWIAK, born in 1972, not as joint tenants but as tenants in common, effective at the owner's death, the residential real estate described as follows:

LOT EIGHT (8) IN BLOCK EIGHT (8) IN WALTER G. MCINTOSH'S WILSON AVENUE ADDITION TO CHICAGO, A SUBDIVISION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION SEVENTEEN (17), TOWNSHIP FORTY (40) NORTH, RANGE THIRTEEN (13), EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: 4436 North Menard Avenue, Chicago, Illinois 60630-3330

PIN: 13-17-228-023-0000

Pursuant to 755 ILCS 27/25, this transfer on death instrument is revocable even if this instrument or another instrument contains a contrary provision.

SUBJECT TO: General Taxes for year 2016 and subsequent years; conditions, restrictions and covenants of record.

During the life of the owner(s), a transfer on death instrument does not: (1) affect the right of an owner, any other owner, or an agent for the owner to sell or encumber the residential real estate; (2) affect an interest or right of a transferee, lienholder, mortgagee, option holder or grantee even if the transferee, lienholder, mortgagee, option holder or grantee has actual or constructive notice of the instrument; (3) affect an interest or right of a secured or unsecured creditor or future creditor of the owner, even if the creditor has actual or constructive notice of the instrument; (4) affect the owner's or designated beneficiary's eligibility for any form of public assistance; (5) create a legal or equitable interest in favor of the designated beneficiary; or (6) subject the residential real estate to claims or process of a creditor of the designated beneficiary. If after recording this transfer on death instrument, the owner(s) make a contract for the sale or transfer of the residential real estate or some part thereof and the whole or any part of the contract remains executory at the death of the owner(s), the disposition of the residential real estate by the contract does not revoke the transfer on death instrument but the residential real estate passes to the designated beneficiary or beneficiary subject to the contract. (755 ILCS 27/60)

Except as otherwise provided in this transfer on death instrument, or in the Probate Act of 1975 or any other Act applicable to nontestamentary instruments, on the death of the owner, the following rules apply to residential real estate that is the subject of this transfer on death instrument and owned by the owner(s) at death: (1) subject to the beneficiary's right to disclaim or refuse to accept the transfer, the interest in the

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and that each of the witnesses then attested the transfer on death instrument at the request of the owner and in the presence of the owner and of each other.

Christina Karshalios
Witness

Rosa Janowick
Owner

[Signature]
Witness

SUBSCRIBED AND SWORN TO before
me this 16th day of January, 2017.

[Signature]
Notary Public



Prepared By: Bart A. Smith, Smith & Smith, 8259 W Grand Ave., River Grove, IL 60171-1584

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